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Follow-up to DPC meeting of May 21, 2009

1 message

Chandler Martin <cmartin@sjgov.org> Fri, May 22, 2009 at 1:12 PM

To: Dorian Fougères <fougères@gmail.com>

Dorian-

Please pass along the following information to the Commissioners:

Transfer of Development Rights

San Joaquin County does not have a TDR program. However, one may be initiated to help implement the Agricultural Mitigation Ordinance recently adopted.

Zone Reclassifications and Residential Building Permits

There have been no zone reclassifications in the Primary Zone of the Delta since 1992 and less than 40 new single family residences have been permitted.

Antiquated Subdivisions

There are three antiquated subdivisions in the Primary Zone of the Delta in San Joaquin County. They are located west of Thornton and include Thornton Subdivision No. 3, Prize Medal Farm Tract, and Vail Central Tract. Vail Central Tract contains 39 20-acre lots; Prize Medal Farm Tract contains 69 lots of 5 and 20 acres; and Thornton Subdivision No. 3 contains 23 10-acre lots. About 1/3 of Thornton Subdivision No. 3 is located outside the Primary Zone.

Number of Lots

We estimate that there are 1,807 legal lots in the Primary Zone of the Delta; 690 are zoned AG-40, 1,086 are zoned AG-80; and 31 have other zoning. 513 of the lots are greater in area than the minimum size for new parcels in their respective AG-40 and AG-80 zones.